

From: Marian Fryer
Sent: Tuesday, December 13, 2011 12:35 PM
To: DHCA Housing Policy
Subject: Input on Housing Policy

My name is Marian Fryer and I am President of the Wheaton Citizens Coalition. My comments are geared to the part of the Housing Policy that deals with Accessory Apartments.

As a long time resident of Wheaton for more than 37 years, where various approvals for accessory apartments have occurred, I strongly oppose any change to the policy regarding how the County approves requests for accessory apartments. The special exception process where the Board of Appeals reviews applications and consider these requests, has worked well in my neighborhood with citizens input.

The preservation of existing affordable housing is key to the future of neighborhoods such as Wheaton, especially where redevelopment and revitalization efforts are in process. New housing is coming and it will be higher in cost. Allowing accessory apartments by right would destroy neighborhoods like mine that are close to the redevelopment/revitalization areas that are now undergoing rezoning and infrastructure changes already which will increase traffic, excess parking, and other problems.

If opportunities for home ownership could be included in the Montgomery County MPDU law and regulations, it might provide incentive for moderate income households to pursue home ownership as well.

I strongly urge you not to change the housing policy to allow accessory apartments by right.

Thank you for this opportunity to comment and for your consideration of this request.

Marian Fryer